

THE
CANARY

RESIDENCE COLLECTION

BALEWADI

4, 3 AND 2 BHK GRAND HOMES



YOUR GATEWAY TO
A PRIVATE WORLD OF
UNIMAGINABLE LUXURY!

FIRST MOVER ADVANTAGE

To become a part of this magnificent opportunity before it gets over

Pre-launch pricing

Immediate price appreciation

Preferred choice of inventory through pre-selection process

LAUNCHING THE MOST PREMIUM TOWERS

One-of-a-kind high-rise development

Now launching brand new exclusive towers with 4 and 3 BHK Grand homes

Along with breath-taking urban views, large open landscapes

30+ designer lifestyle amenities

Tower D & F -

3 BHK GRAND - 1371 sq. ft. - ₹1.61 Cr.*

4 BHK GRAND - 1885 sq. ft. - ₹2.25 Cr.*

(*plus Govt. taxes and floor rise)

SMART HOMES FOR THE SMART PEOPLE

With the prime location advantage of Balewadi – proximity to major commercial hubs and its much-appreciated futuristic design elements – The Canary Residence Collection has become the smart choice for the people who want to cherish the luxurious lifestyle.

WHERE TECHNOLOGY MEETS SUSTAINABILITY

Our **techno-infused** new towers come with home automation, wherein, each tower has three high-speed elevators. With Solar-power in common areas and water heating system, rainwater harvesting mechanism, and organic waste disposal system, we also provide provisional charging points for the EVs!

The Canary Residence Collection is a pre-certified **IGBC Gold standard project.**

BIGGER SIZE AT A BETTER PRICE

These elegantly designed living spaces are **marvels of finest craft.** The design has been created to give you maximum **comfort** and **luxury.** The spaces are bigger in size at a better **unmatched price.** These are nothing below citadels crafted with personal, exclusive touch.

EXCLUSIVITY IS LUXURY

The all-new **30 floors of high-rise** towers have only **90 large residences, with largest** carpet area in the segment. Highest level of privacy is assigned to every residence. These premium towers have a **3-tier security system, a grand entrance** with a **designer lobby,** and a **reception** area that comes with concierge services.

AMENITIES AT YOUR FINGERTIPS



INFINITY SWIMMING POOL



**CLUB HOUSE
WITH FITNESS CENTER**



CHILDREN'S PLAY AREA



**RAINFOREST
THEMED GARDEN**



BARBEQUE AREA



GAMES ROOM



DAY CARE



BUSINESS CENTER



PIPED GAS



JOGGING TRACK



**VIDEO DOOR PHONE WITH
INTERCOM SYSTEM**



3-TIER SECURITY



**SMOKE DETECTORS AND
HEAT DETECTORS**



**COMMON SOLAR
WATER HEATING SYSTEM
PER BUILDING**



**FIRE FIGHTING SYSTEM
WITH SPRINKLERS**

AN EPITOME OF LUXURY AND COMFORT



LIVING ROOM AND DINING

Our new collection comes with premium Imported marble flooring and aluminium system windows with sound dampening capabilities.



BEDROOMS

Our master bedroom has the special wooden finished vitrified tiles - all these and an attached walk-in closet!



BATH

Our bathrooms have premium anti-skid tiles that come with all the required bath accessories and fittings of best-in-class brands. The master bath also has a large vanity counter to keep all your necessities while being a part of the design.



KITCHEN

Every apartment gets a fully furnished modular kitchen with finest utilities (chimney, hob burners and built-in microwave) that gives a supreme look of design, quality and comfort.

(*applicable only for Tower D & F)

East West Facing 8 Towers

30+ Designer Lifestyle Amenities

7 Acres with approx.60% Open Spaces

Zero Space Wastage planning

Approx. 1 Acre Dedicated Amenities Spaces

4 Level Parking



Site Address: Sr. No. 40, Near Sai Chowk, Balewadi, Pune - 411045

W: www.thecanary.in



MahaRERA Registration No.: P52100033850
<http://maharera.mahaonline.gov.in>



MahaRERA Registration No.: P52100031557
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IGBC GREEN HOMES
INDIAN GREEN BUILDING COUNCIL
THE CANARY RESIDENCE COLLECTION
BALEWADI, PUNE
PRE-CERTIFIED GOLD